



MEMORANDUM

Date: May 1, 2020	
To: Gian Martire, Senior Planner	Organization: City of Cupertino
From: RRM Design Group	Title: Design Review Team
Project Name: Cupertino Consulting Arch. Review Services	Project Number: 1832-00-UR19 (20-01)
Topic: Westport Design Review – Tower Element	

Dear Gian,

The purpose of this review is to evaluate the design of the Westport project, specifically the tower elements proposed as part of the two mixed-use senior apartment and retail/commercial buildings located along Stevens Creek Boulevard. Design of the tower elements have been reviewed based on the design guidance found within the Heart of the City Specific Plan (HOCSP), specifically Section 2.01.010, Design Guidelines.

Project Design Review

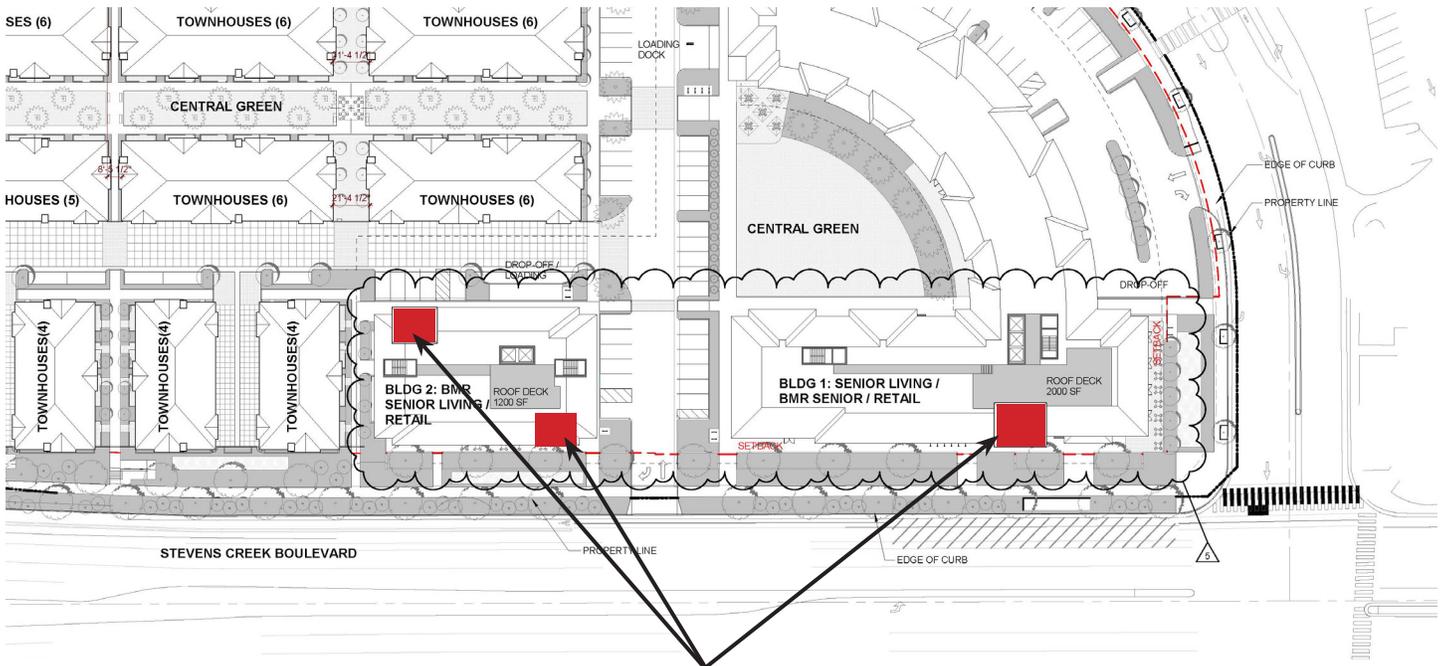
The proposed project is located on an 8.1-acre site directly east of Route 85 and west of the Stevens Creek Boulevard and Mary Avenue intersection. The project is proposing 294 residential units and 20,000 square-feet of retail/commercial space spread across two buildings. The residential unit mix includes 18 single-family rowhouses, 70 single-family townhomes, 167 market rate senior apartment units, and 39 below market rate senior apartment units. A total of 44,945 square-feet of common open space, as well as 2,400 square-feet of common retail outdoor space is also proposed. The proposed architectural style for the project most closely resembles a “Spanish Revival” style and will be referred to as such going forward within this review.

Architecture

As seen on Site Plan Sheet A001, the applicant is proposing two separate mixed-use buildings along Stevens Creek Boulevard and a portion of Mary Avenue. Building 1 is proposed to have one tower element along Stevens Creek Boulevard and Building 2 is proposed to have two tower elements, one along Stevens Creek Boulevard and one facing the internal drive aisle of the project site. In general, while these individual building elements are consistent with the overall architectural style direction for the project and aide in breaking up the building expanse (HOCSP 2.01.010.A), the tower elements could be significantly improved as they appear overly monumental in scale, lacking in adequate pedestrian orientation, and are unrelated to primary building entrances.

Roof Plan

 Tower Element



Location of Proposed Tower Elements.



Project Rendering

As noted in the HOCSP, primary building entrances and/or tenant spaces should be provided with a base, clear patterns of openings and surface features, prominent main entrance, and an attractive and visually interesting roofline (HOCSP 2.01.010.D). The design of the tower elements, while potentially visually interesting from a certain distance from the project site, are monumental in scale and lack the expected level of interest and orientation at the pedestrian-level on-site (HOCSP 2.01.010.D). For example, a projecting tower massing element at lower height, attached roof form at a lower height, awning/overhang at the first floor, and/or change in color/material application, among other possible design interventions, could aide in providing more visually interesting and easily identifiable primary building entrances to future residents and visitors on-site. Going forward, the applicant should revise the primary building entrances for both Building 1 and Building 2 to provide greater visual interest and orientation at the pedestrian level on-site.

Project Rendering



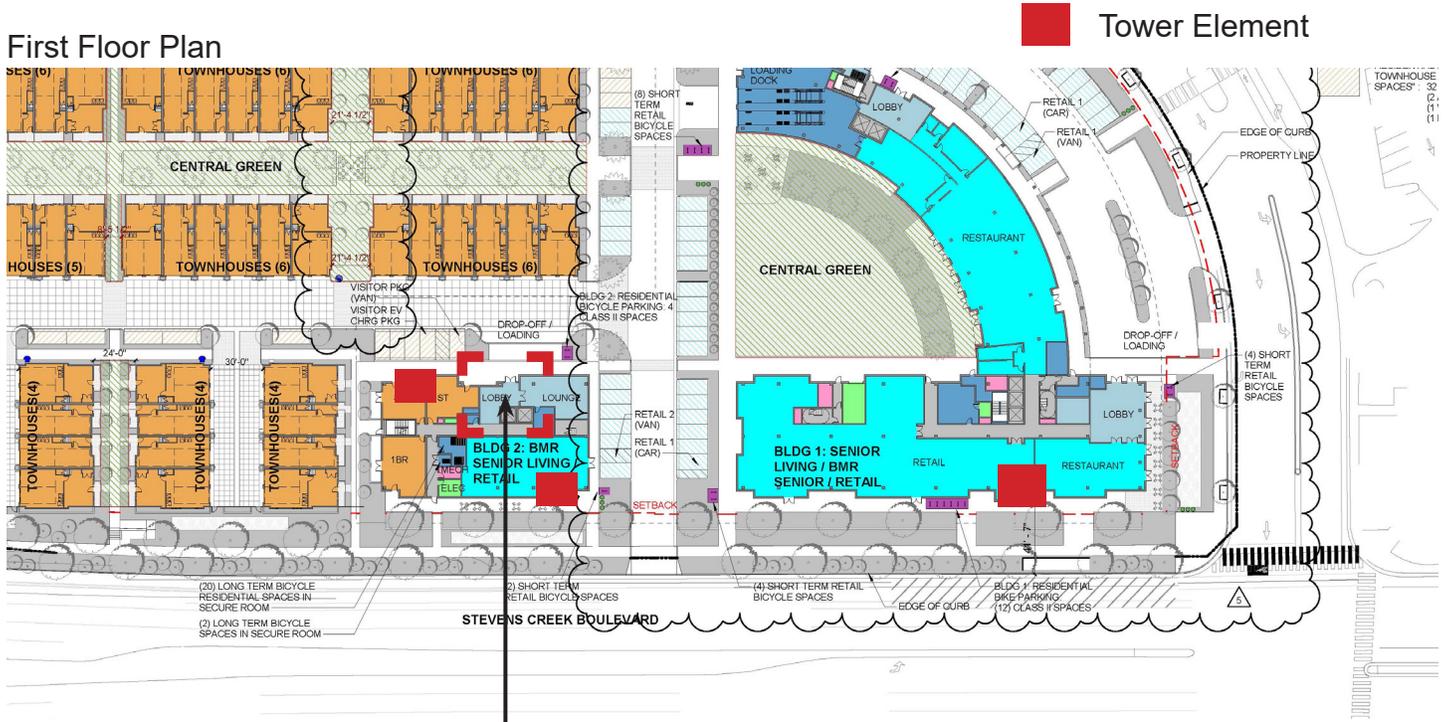
Provide greater visual interest and orientation at the pedestrian level.

Opportunity for awning/overhang or change in color/material.



Examples of primary building entrances with pedestrian scale and orientation - tower elements at lower heights, attached roof forms at lower height, awning/overhang, and change in color/material.

Moreover, the HOCSP directs designers to highlight primary building entrances or building corners through the inclusion of special architectural features (HOCSP 2.01.010.B). While the applicant has begun to address this design direction through the inclusion of tower elements within both the Building 1 and Building 2 design, in reviewing the Level 1 Plan Sheet A201, the placement of tower elements within the design of Building 1 lacks correlation with a main building entrance (HOCSP 2.01.010.B). While the tower element in Building 1 along Stevens Creek Boulevard is somewhat correlated to the primary ground-level retail entrance, the applicant should pursue revisions to tower location to better highlight the primary entrance for the residential portion of Building 1 and/or highlight building corners.



Tower element should highlight primary residential entrance.

Design Recommendations

The following recommendations are made to enhance the design of the tower elements and that of the overall Westport project design.

1. Revise the primary building entrances for both Building 1 and Building 2 to provide greater visual interest and orientation at the pedestrian level on-site (HOCSP 2.01.010.D). Possible design solutions could include a projecting tower massing element at a lower height, attached roof form at a lower height, awning/overhang at the first floor, and/or change in color/material application, among other possible design interventions.
2. Pursue revisions to tower location to better highlight the primary entrance for the residential portion of Building 1 and/or highlight building corners (HOCSP 2.01.010.B).

As noted above, we feel the applicant has proposed begun to provide building elements that break up the large wall planes within the project design. However, as addressed above, we have concerns regarding the design direction as it relates to the relationship of the tower elements to primary building entrances and the visual interest and orientation at the pedestrian-level that will have to be adequately addressed by the applicant to ensure a project that is consistent with the design direction found within the HOCSP while also being consistent with City's desire for high quality new developments. We look forward to the project's progression.

Very truly yours,

RRM DESIGN GROUP

Appendix A - List of Project Documents Reviewed

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Westport project documentation reviewed as part of this review, dated April 23, 2020, include Project Description – Attachment A, BMR Program – Attachment B, C2K Architecture Density Bonus Waivers Request Letter, and the Berliner Cohen LLP Planning Commission Letter dated April 22, 2020.

Project plan set documents reviewed as part of this included Cover G200, Project Summary G202A and G202B, Site Setbacks G203, Slope Setbacks G204, Site Area G206A, Open Space G206B, Common Open Space G206C, Landscape Plan L.100, Planting Plan L.200, Site Plan A001, Level B1 Plan A200, Level 1 Plan A201, Level 2 Plan A202, Level 3-5 Plan A203, Level 6 Plan A206, and Roof Plan A207.